

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	728 Northfield Rd.	Date:	November 6, 2015
Perm. Parcel No:	813-16-029	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Clifford Masink	Maximum Occupancy:	5 persons
Mail to:	10284 SR 46	Property:	Legal Conforming [X]
	North Bloomfield, OH 44450		Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout. Power wash house and garage.
2. Tuck-point or completely reconstruct the chimney. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.
3. Scrape and paint handrails on front porch and front awning.
4. Remove old antenna from chimney.

GARAGE:

1. Scrape and paint or completely replace the overhead door. Repair windows in the overhead door.
2. Repair tension springs on garage door.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. All exterior light fixtures must be properly maintained and operate normally.
3. All exterior receptacles must be GFCI protected and weather-proof.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace the lower half of the driveway apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. NOTE: If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection
728 Northfield Rd.
Clifford Masink
November 6, 2015

GENERAL ELECTRICAL ITEMS:

1. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.

GENERAL PLUMBING ITEMS:

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
2. Install an air admittance valve and p-trap under bathroom sink.
3. Install steal back no-hub bank on drain for toilet in basement.

BATH ITEMS – BOTH BATHROOMS:

1. Caulk base of toilet leaving 1/2” in rear without caulk.

INTERIOR ITEMS:

1. Install a new smoke detector on the first and second floor level and in all sleeping rooms.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of FIVE (5) occupants (total of both adults and children)